



COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

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PLANNING COMMISSION

TUESDAY, APRIL 8, 2003

**CITY COUNCIL CHAMBERS
CIVIC CENTER
17555 PEAK AVENUE
MORGAN HILL, CA**

COMMISSIONERS

CHAIR GENO ACEVEDO
VICE-CHAIR JOSEPH MUELLER
COMMISSIONER ROBERT J. BENICH
COMMISSIONER ROBERT ENGLES
COMMISSIONER ROBERT L. ESCOBAR
COMMISSIONER RALPH LYLE
COMMISSIONER CHARLES D. WESTON

SPECIAL MEETING - 6:00 P.M.

REGULAR MEETING - 7:00 P.M.

***** A G E N D A *****

NOTICE TO THE PUBLIC

The following policies shall govern the conduct of the Planning Commission meetings:

- *All Planning Commission proceedings are tape-recorded.*
- *Individuals wishing to address the Planning Commission on a particular item should fill out a speaker card and present it to the Secretary. This will assist the Chairperson in hearing your comments at the appropriate time.*
- *When the Chairperson invites you to address the Commission, please state your name and address at the beginning of your remarks.*
- *Speakers will be recognized to offer presentations in the following order:*
 - *Those supporting the application*
 - *Those opposing the application*
 - *Those with general concerns or comments*
 - *Presentations are limited to 5 minutes.*

**DECLARATION OF POSTING OF AGENDA IN ACCORDANCE WITH
GOVERNMENT CODE SECTION 54954.2 - SECRETARY REPORT**

OPEN PUBLIC COMMENT PERIOD (5 MINUTES)

Now is the time for presentation from the public on items **NOT** appearing on the agenda that are within the Planning Commission's jurisdiction. Should your comments require Commission action, your request will be placed on the next appropriate agenda. No Commission discussion or action may be taken until your item appears on a future agenda. You may contact the Planning Division for specific time and dates. This procedure is in compliance with the California Public Meeting Law (Brown Act) G.C. 54950.5. Please limit your comments to five (5) minutes.

SPECIAL MEETING - 6:00 P.M.

**1. REVIEW OF FINAL SCORING OF THE MEASURE P APPLICATIONS FOR FY 2004-05
OPEN/MARKET COMPETITION:**

Recommendation: Adopt Resolution No. 03-17, approving the final amended scores for each Measure P application and provide direction to staff regarding the preliminary award and distribution of the Fiscal Year 2004—05 and 2005-06 building allotment.

REGULAR MEETING - 7:00 P.M.

MINUTES: March 18, 2003

NEW BUSINESS:

- 2. DEVELOPMENT AGREEMENT, DA-00-01: CHRISTEPH-KOSICH:** A request for approval of a development agreement for one single family home proposed in a two lot subdivision of an approximate 1.75-acre site. The subject site is currently developed with a single-family home, and is located at 18100 Christeph Dr. in an R-1(12,000) zoning district. (APN 764-32-024)

Recommendation: Open Public Hearing/Adopt Resolution No. 03-19, approving request.

- 3. DEVELOPMENT AGREEMENT, DA-03-01: CHRISTEPH-KAMANGAR/PINE BROOKS TRUST:** A request for approval of a development agreement for a three-lot single-family residential subdivision on a 1.58-acre site located south of Llagas Rd., between Hale Ave. and Waugh Dr., at 18200 Christeph Dr. in an R-1 (20,000) zoning district. Approval of the development agreement would extend the timeline for final map approval by one year. (APN 764-32-025)

Recommendation: Open Public Hearing/Adopt Resolution No. 03-18, approving request.

- 4. ZONING AMENDMENT, ZA-02-15: E. DUNNE-HO:** A request for approval of precise

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development plan and development guidelines for a 18,450 sq. ft. retail office facility to be located on a 2.35 acre area located on the north west corner of the intersection of E. Dunne Ave. and Murphy Ave. in the PUD zoning district. The proposed precise development plan and development guidelines would also apply to the developed 1.53-acre area to the west. (APN's 728-17-016, 017 & 023)

Recommendation: Open Public Hearing/ Approve Mitigated Negative Declaration/Adopt Resolution No. 03-21, approving request.

5. **DEVELOPMENT AGREEMENT, DA-02-09: DEWITT-MARQUEZ:** A request for approval of a development agreement for a five-lot single-family residential subdivision on a 2-acre site located on the west side of Dewitt Avenue between Oak Park Drive and Spring Drive, approximately 1000 feet south of Dunne Avenue in an R-1(12,000) zoning district. Approval of the development agreement would extend the deadline for Final Map submittal to September 1, 2003. (APN 773-08-014)

Recommendation: Open Public Hearing/Adopt Resolution No. 03-20, approving request.

6. **MEASURE P, MP-02-26: WATSONVILLE-SOUTH COUNTY HOUSING:** A request for Residential Development Control System (Measure P) affordable building allocations for Fiscal Year 2004-2005. The project consists of 12 residential dwellings on a 1 acre site located on the north west corner of the intersection of Watsonville Rd. and Calle Sueno. (APN 767-23-017)

Recommendation: Adopt Resolution No. 03-22, approving the final score for the Measure P application as contained in Table 2, and provide direction to staff regarding the preliminary award and distribution of the Fiscal Year 2004-05 building allotment .

7. **RESIDENTIAL DEVELOPMENT CONTROL SYSTEM (RDCE) ALLOTMENTS IN THE ANNUAL MICRO PROJECT COMPETITION FOR FISCAL YEAR 2004-2005:**

- a) **MICRO MEASURE P, MMP-03-01: NATIVE DANCER-QUAIL MEADOWS:** A request for Residential Development Control System (Measure P) building allocations for Fiscal Year 2004-2005. The project consists of 6 residential dwellings on a 7 acre site located on the west side of Santa Teresa Blvd. on the north side of Native Dancer Dr. (APN 779-02-003)
- b) **MICRO MESURE P, MMP-03-02: DEWITT-MARQUEZ/GLUHAICH:** A request for Residential Development Control System (Measure P) building allocations for Fiscal Year 2004-2005. The project consists of 4 residential dwellings on a 2 acre site located on the west side of Dewitt Ave. approximately 300 ft. north side of the Spring Ave./Dewitt Ave. intersection. (APN 773-08-015)

Recommendation: Adopt Resolution No. 03-23, approving the final scores for each Micro Measure P application as contained in Table 2, and provide direction to staff regarding the preliminary award and distribution of Fiscal Year 2004-05 building allotment.

8. **ZONING AMENDMENT, ZA-03-04: CITY OF MORGAN HILL-ZONING TEXT**

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AMENDMENT/STREET FRONTAGE: A proposed amendment to Section 18.04.245 of Chapter 18.04 of the Morgan Hill Municipal Code modifying the definition of a lot with respect to street frontage.

Recommendation: Open Public Hearing/Table.

OTHER BUSINESS:

9. MULTI-FAMILY VACANCY RATE REPORT:

Recommendation: Approval of Multi-Family Vacancy Rate Report by minute action.

TENTATIVE UPCOMING AGENDA ITEM FOR THE APRIL 22, 2003 MEETING:

- UP-03-01: Vineyard-MH Engineering
- UP-03-03: Mast-Spirit Road Oils
- EOT-03-05: Monterey-Irish Construction
- Morgan Hill General Plan/Review of Land Use Projections and Density Assumptions
- RDCS Quarterly Report
- Street Standards

ANNOUNCEMENTS:

CITY COUNCIL REPORTS

ADJOURNMENT

SPEAKER CARD

IN ACCORDANCE WITH GOVERNMENT CODE 54953.3, IT IS NOT A REQUIREMENT TO FILL OUT A SPEAKER CARD IN ORDER TO SPEAK TO THE PLANNING COMMISSION. HOWEVER, it is very helpful to the Commission if you would fill out the Speaker Card that is available on the counter in the Council Chambers. Please fill out the card and return it to the Deputy City Clerk. As your name is called by the Chairperson, please walk to the podium and speak directly into the microphone. Clearly state your name and address and proceed to comment upon the agenda item. Please limit your remarks to three (3) minutes.

NOTICE

AMERICANS WITH DISABILITY ACT (ADA)

The City of Morgan Hill complies with the Americans with Disability Act (ADA) and will provide reasonable accommodation to individuals with disabilities to ensure equal access to all facilities, programs and services offered by the City.

If assistance is needed regarding any item appearing on the Planning Commission agenda, please contact the

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Office of the City Clerk at City Hall, 17555 Peak Avenue or call 779-7259 or Hearing Impaired only - TDD 776-7381 to request accommodation.

NOTICE

NOTICE IS GIVEN pursuant to Government Code Section 65009, that any challenge of any of the above agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the Public Hearing on these matters.

NOTICE

The time within which judicial review must be sought of the action taken by the Planning Commission which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.

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